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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

KELLY O. SHIMADA, TRUSTEE OF THE
KELLY O. SHIMADA IRREVOCABLE
TRUST,

Plaintiff,

v.

711 NC PROPERTY TRUST, TRUSTEE FOR
711 BASS LV PROPERTY TRUST;
NEWPORT COVE CONDOMINIUM UNIT
OWNERS ASSOCIATION; DOES I through X
and BLACK AND WHITE CORPORATIONS
I through X,

Defendants.

Case No.: 2:18-cv-00527-APG-CWH

**STIPULATION AND
ORDER TO DISMISS, TO REFUND
BOND, AND TO RELEASE LIS
PENDENS**

IT IS HEREBY STIPULATED AND AGREED by and between Christina H. Wang, Esq. of the Fidelity National Law Group, counsel for Plaintiff Kelly O. Shimada, Trustee of the Kelly O. Shimada Irrevocable Trust ("Plaintiff"); and Jeff Brauer, Esq. of Brauer, Driscoll, Sun and Associates LLC, counsel for Defendants 711 NC Property Trust, Trustee for 711 Bass LV Property Trust, and Newport Cove Condominium Unit Owners Association, as follows:

IT IS HEREBY STIPULATED AND AGREED that this case shall be dismissed in its entirety with prejudice.

IT IS FURTHER STIPULATED AND AGREED that that each party shall bear their own

1 attorney's fees and costs.

2 IT IS FURTHER STIPULATED AND AGREED that Plaintiff's Notice of Lis Pendens,
3 filed in this Court on March 22, 2018 (Doc 1-24) and recorded in the Official Records of the Clark
4 County, Nevada Recorder on March 29, 2018 as Instrument No. 20180329-0002591, referring to
5 the real property described therein and commonly known as 711 Bass Drive, Unit A, Henderson,
6 NV 89014, APN 178-06-511-026, is hereby released from the record.

7 IT IS FURTHER STIPULATED AND AGREED that the \$2,500.00 total cash bond (Docs.
8 15, 31), which Plaintiff tendered to the Court pursuant to the Orders granting the Preliminary
9 Injunction (Doc. 30: \$2,500.00 total, including the \$500.00 previously tendered for the Temporary
10 Restraining Order bond) and Temporary Restraining Order (Doc. 13: \$500.00, which was later
11 included as part of the \$2,500.00 Preliminary Injunction bond), be returned to Plaintiff, and the
12 bond requirement is hereby ended.

13 DATED this 31st day of May, 2018.

14 FIDELITY NATIONAL LAW GROUP

BRAUER, DRISCOLL, SUN AND
ASSOCIATES

15 /s/ Christina H. Wang

/s/ Jeff Brauer

16 _____
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23 IT IS SO ORDERED.

24 
UNITED STATES DISTRICT JUDGE

25 Dated: May 31, 2018
26 _____
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